

Chapter 225 PAD Planned Area Development Overlay District

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225.02 Planned Area Development Overlay District Established

The PAD Planned Area Development Overlay District is established to permit flexibility in land use controls and development standards where flexibility or coordinated planning for a large site or a site under multiple ownership which will enhance the potential for superior urban design.

225.04 Area Requirements

Each PAD Overlay District shall include a minimum contiguous area of 2 acres.

225.06 Status of PAD Planned Area Development Overlay District and Approved Plan

Adoption of a PAD district proposal shall be by amendment to the zoning map, but the ordinance amendment shall not alter the land use controls or development standards of the underlying district. An Area Plan shall be approved by the City Council at the same time as the ordinance amendment. Adoption of a PAD District shall not become effective until certified as a Local Coastal Program amendment by the Coastal Commission. (3334)

All development shall be in accord with the Area Plan, which may be amended as provided in the conditions of approval. The Planning Commission shall recommend, and the City Council shall approve, amendments to the Area Plan to allow development in accord with the underlying zoning provisions.

225.08 Allowable Modifications to Land Use Controls and Development Standards

After a duly notice public hearing, the following changes in land use controls and development standards may be approved as part of a Planned Area Development Plan:

- A. Allowable floor area ratio (FAR) may be transferred between lots within the same zoning district.
- B. Standards for specific use classifications may be modified to accommodate appropriately sized accessory uses.
- C. Site development standards, excluding maximum FAR, residential unit type standards, and parking spaces required, may be modified.

225.10 Application for Designation

- A. A proposed amendment to create a PAD Overlay District may be initiated by the Planning Commission, the City Council, or by 100 percent of the owners of the land area within the boundaries of the proposed Planned Area Development as prescribed by Chapter 247.
- B. An application shall include:
 - 1. A map indicating the proposed boundaries for the PAD Overlay District; the property of participating owners; and the zoning district designations.
 - 2. An Area Plan consisting of a map and textual material to delineate land uses and locations, existing and projected building types and schematic designs, height and FAR including any proposals for transfer of FAR, site development requirements, existing and proposed open space, circulation, on-site and off-site parking, and any other pertinent information.
 - 3. A comparison between underlying district provisions and standards and any proposed modifications to these provisions and standards.
 - 4. A traffic impact analysis to evaluate the impact of the proposed PAD on surrounding properties.
 - 5. A statement of the reasons for any requested modifications to provisions or standards and a description of proposed means of mitigating any adverse effects.

225.12 Adoption of PAD Overlay District and Area Plan

- A. The Planning Commission shall hold a duly noticed public hearing on the application in accord with the provisions of Chapter 247. Following the hearing, the Commission may recommend approval the Area Plan if it implements the purposes of which designation of the PAD Overlay District is proposed, and shall transmit the application and the approved plan to the Council.

- B. The City Council shall hold a public hearing as provided by Chapter 247 on any application and plan transmitted to it by the Planning Commission.
- C. Following the hearing, the City Council may adopt a PAD Planned Area Development Overlay District for the area described in the application and approve a Area Plan permit only after finding that:
 - 1. The proposed development will enhance the potential for superior urban design;
 - 2. The Area Plan is consistent with the General Plan, and for areas located within the coastal zone, with the Local Coastal Program, and is compatible with development in the surrounding area; (3334)
 - 3. The Area Plan includes adequate provisions for utilities, services, and emergency vehicle access, and public service demands will not exceed the capacity of existing systems;
 - 4. The traffic generated by development in accord with the Area Plan will not exceed the capacity of affected streets; and
 - 5. The Area Plan will not significantly increase shading of adjacent land in comparison with shading from development under the standards that would exist if the Planned Area Development were not approved.
- D. The City Council shall adopt each Planned Area Development Overlay District by ordinance pursuant to Chapter 247. The adopting ordinance shall include a reference to the approved Area Plan for the district, a statement of purposes, and a list of the modifications to the base district provisions.
- E. Within the coastal zone, adoption of Planned Area Development Overlay shall not become effective until a Local Coastal Program amendment has been approved and effectively certified by the Coastal Commission. (3334)

225.14 Zoning Map Designator

Each PAD Planned Area Development Overlay District shall be shown on the zoning map by a "-PAD" designator applied to the base district designations, numbered and identified sequentially by order of enactment and referenced to the enacting ordinance.

225.16 Building Permits to Conform to Adopted Plan and Other Applicable Requirements

Applications for building permits for projects located in a PAD Planned Area Development Overlay District shall be accepted only if project plans are consistent with the adopted PAD District ordinance and the approved Area Plan and all other applicable requirements of the Municipal Code and in the coastal zone, with the Local Coastal Program. (3334)